

# Annual Urban Renewal Report, Fiscal Year 2015 - 2016

## Levy Authority Summary

Local Government Name: LYON COUNTY  
Local Government Number: 60

Active Urban Renewal Areas	U.R. #	# of Tif Taxing Districts
LYON COUNTY NOVARTIS URBAN RENEWAL	60007	1
LYON COUNTY SUDENGA INDUSTRIES URBAN RENEWAL	60012	1
LYON COUNTY NOVARTIS DEV. AGREEMENT URBAN RENEWAL	60013	2
CASINO COUNTY TIF	60116	1

**TIF Debt Outstanding:** 2,585,003

<b>TIF Sp. Rev. Fund Cash Balance as of 07-01-2015:</b>	<b>0</b>	<b>0</b>	<b>Amount of 07-01-2015 Cash Balance Restricted for LMI</b>
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TIF Revenue:	490,097
TIF Sp. Revenue Fund Interest:	0
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
<b>Total Revenue:</b>	<b>490,097</b>

Rebate Expenditures:	69,097
Non-Rebate Expenditures:	421,000
Returned to County Treasurer:	0
<b>Total Expenditures:</b>	<b>490,097</b>

<b>TIF Sp. Rev. Fund Cash Balance as of 06-30-2016:</b>	<b>0</b>	<b>0</b>	<b>Amount of 06-30-2016 Cash Balance Restricted for LMI</b>
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**Year-End Outstanding TIF  
Obligations, Net of TIF Special  
Revenue Fund Balance:** 2,094,906

## Urban Renewal Area Data Collection

Local Government Name: LYON COUNTY (60)  
 Urban Renewal Area: LYON COUNTY NOVARTIS URBAN RENEWAL  
 UR Area Number: 60007

UR Area Creation Date: 07/2002

UR Area Purpose: To stabilize, revitalize and improve the county by encouraging new agri-based economic development and provide the opportunity for creating new vital and competitive jobs for persons of Lyon County.

## Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
SIoux TWP/WEST LYON SCH/NOVARTIS TIF INCREMENT	60088	60089	680,328

## Urban Renewal Area Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	755,920	0	0	755,920	0	755,920
Taxable	0	0	0	680,328	0	0	680,328	0	680,328
Homestead Credits									0

**TIF Sp. Rev. Fund Cash Balance as of 07-01-2015:**

0

0

**Amount of 07-01-2015 Cash Balance Restricted for LMI**

TIF Revenue: 13,798  
 TIF Sp. Revenue Fund Interest: 0  
 Property Tax Replacement Claims: 0  
 Asset Sales & Loan Repayments: 0  
**Total Revenue: 13,798**

Rebate Expenditures: 13,798  
 Non-Rebate Expenditures: 0  
 Returned to County Treasurer: 0  
**Total Expenditures: 13,798**

**TIF Sp. Rev. Fund Cash Balance as of 06-30-2016:**

0

0

**Amount of 06-30-2016 Cash Balance Restricted for LMI**

## Projects For LYON COUNTY NOVARTIS URBAN RENEWAL

### Horse Facility

Description:	Horse lot with wind break & processing facility for blood/serum
Classification:	Agribusiness
Physically Complete:	Yes
Payments Complete:	No

## Debts/Obligations For LYON COUNTY NOVARTIS URBAN RENEWAL

### Horse Facility Rebate TIF

Debt/Obligation Type:	Rebates
Principal:	298,649
Interest:	0
Total:	298,649
Annual Appropriation?:	No
Date Incurred:	12/01/2002
FY of Last Payment:	2022

## Rebates For LYON COUNTY NOVARTIS URBAN RENEWAL

### 1447 140th Street

TIF Expenditure Amount:	13,798
Rebate Paid To:	Novartis , Inc.
Tied To Debt:	Horse Facility Rebate TIF
Tied To Project:	Horse Facility
Projected Final FY of Rebate:	2023

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Sum of Private Investment Made Within This Urban Renewal Area  
during FY 2016

## TIF Taxing District Data Collection

Local Government Name: LYON COUNTY (60)  
 Urban Renewal Area: LYON COUNTY NOVARTIS URBAN RENEWAL (60007)  
 TIF Taxing District Name: SIOUX TWP/WEST LYON SCH/NOVARTIS TIF INCREMENT  
 TIF Taxing District Inc. Number: 60089  
 TIF Taxing District Base Year: 2001  
 FY TIF Revenue First Received: 2003  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2024

	UR Designation
Slum	No
Blighted	No
Economic Development	07/2002

## TIF Taxing District Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	755,920	0	0	755,920	0	755,920
Taxable	0	0	0	680,328	0	0	680,328	0	680,328
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	13,977	680,328	680,328	0	0

FY 2016 TIF Revenue Received: 13,798

## Urban Renewal Area Data Collection

Local Government Name: LYON COUNTY (60)  
 Urban Renewal Area: LYON COUNTY SUDENGA INDUSTRIES URBAN RENEWAL  
 UR Area Number: 60012

UR Area Creation Date: 11/2007

UR Area Purpose: To contribute to a diversified, well-balanced local economy by creating job opportunities and strengthening the property tax base.

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
GRANT TWP/GEORGE-LR SCH/SUDENGA INDUSTRIES TIF INCREMENT	60102	60103	626,661

## Urban Renewal Area Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	1,346,180	0	0	1,346,180	0	1,346,180
Taxable	0	0	0	1,211,562	0	0	1,211,562	0	1,211,562
Homestead Credits									0

**TIF Sp. Rev. Fund Cash Balance as of 07-01-2015:** 0 0 **Amount of 07-01-2015 Cash Balance Restricted for LMI**

TIF Revenue: 11,679  
 TIF Sp. Revenue Fund Interest: 0  
 Property Tax Replacement Claims 0  
 Asset Sales & Loan Repayments: 0  
**Total Revenue: 11,679**

Rebate Expenditures: 11,679  
 Non-Rebate Expenditures: 0  
 Returned to County Treasurer: 0  
**Total Expenditures: 11,679**

**TIF Sp. Rev. Fund Cash Balance as of 06-30-2016:** 0 0 **Amount of 06-30-2016 Cash Balance Restricted for LMI**



## Projects For LYON COUNTY SUDENGA INDUSTRIES URBAN RENEWAL

### Site Expansion

Description:	Expansion of a building on existing facility property
Classification:	Industrial/manufacturing property
Physically Complete:	Yes
Payments Complete:	No

## Debts/Obligations For LYON COUNTY SUDENGA INDUSTRIES URBAN RENEWAL

### Development Agreement

Debt/Obligation Type:	Rebates
Principal:	82,112
Interest:	0
Total:	82,112
Annual Appropriation?:	No
Date Incurred:	12/01/2012
FY of Last Payment:	2028

## Rebates For LYON COUNTY SUDENGA INDUSTRIES URBAN RENEWAL

### 2002 Kingbird Avenue

TIF Expenditure Amount:	11,679
Rebate Paid To:	Sudenga Industries
Tied To Debt:	Development Agreement
Tied To Project:	Site Expansion
Projected Final FY of Rebate:	2028

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Sum of Private Investment Made Within This Urban Renewal Area  
during FY 2016

## TIF Taxing District Data Collection

Local Government Name: LYON COUNTY (60)  
 Urban Renewal Area: LYON COUNTY SUDENGA INDUSTRIES URBAN RENEWAL (60012)  
 TIF Taxing District Name: GRANT TWP/GEORGE-LR SCH/SUDENGA INDUSTRIES TIF INCREMENT  
 TIF Taxing District Inc. Number: 60103  
 TIF Taxing District Base Year: 2006  
 FY TIF Revenue First Received: 2008  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2028

UR Designation	
Slum	No
Blighted	No
Economic Development	11/2007

## TIF Taxing District Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	1,346,180	0	0	1,346,180	0	1,346,180
Taxable	0	0	0	1,211,562	0	0	1,211,562	0	1,211,562
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	719,519	626,661	626,661	0	0

FY 2016 TIF Revenue Received: 11,679

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## Urban Renewal Area Data Collection

Local Government Name: LYON COUNTY (60)  
 Urban Renewal Area: LYON COUNTY NOVARTIS DEV. AGREEMENT URBAN RENEWAL  
 UR Area Number: 60013  
 UR Area Creation Date: 02/2009

UR Area Purpose: To contribute to a diversified, Well-balanced local economy by creating job opportunities and strengthening the property tax base. To assist in providing land and resources for new and expanded commercial, industrial and agri-business development.

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
CENTENNIAL TWP/WEST LYON SCH/NOVA DEV A&D TIF INCREM	60112	60113	470,414
SIoux TWP/WEST LYON SCH/NOVA DEV B&C TIF INCREM	60114	60115	1,596,191

## Urban Renewal Area Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	1,269,312	0	0	4,150,920	0	0	5,420,232	0	5,420,232
Taxable	567,408	0	0	3,735,828	0	0	4,303,236	0	4,303,236
Homestead Credits									0

**TIF Sp. Rev. Fund Cash Balance as of 07-01-2015:** 0 0 **Amount of 07-01-2015 Cash Balance Restricted for LMI**

TIF Revenue: 43,620  
 TIF Sp. Revenue Fund Interest: 0  
 Property Tax Replacement Claims: 0  
 Asset Sales & Loan Repayments: 0  
**Total Revenue: 43,620**

Rebate Expenditures: 43,620  
 Non-Rebate Expenditures: 0  
 Returned to County Treasurer: 0  
**Total Expenditures: 43,620**

**TIF Sp. Rev. Fund Cash Balance as of 06-30-2016:** 0 0 **Amount of 06-30-2016 Cash Balance Restricted for LMI**

## Projects For LYON COUNTY NOVARTIS DEV. AGREEMENT URBAN RENEWAL

### Dev Agree Parcels A & D

Description:	Research Farm
Classification:	Agribusiness
Physically Complete:	No
Payments Complete:	No

### Dev Agree Parcels B & C

Description:	AC East and Tech Ops Bldg
Classification:	Agribusiness
Physically Complete:	No
Payments Complete:	No

## Debts/Obligations For LYON COUNTY NOVARTIS DEV. AGREEMENT URBAN RENEWAL

### Novartis Development Agreement

Debt/Obligation Type:	Rebates
Principal:	1,783,242
Interest:	0
Total:	1,783,242
Annual Appropriation?:	No
Date Incurred:	12/01/2012
FY of Last Payment:	2021



## **Rebates For LYON COUNTY NOVARTIS DEV. AGREEMENT URBAN RENEWAL**

### **Novartis Inc**

TIF Expenditure Amount:	9,623
Rebate Paid To:	Novartis Animal Health US, Inc.
Tied To Debt:	Novartis Development Agreement
Tied To Project:	Dev Agree Parcels A & D
Projected Final FY of Rebate:	2021

### **Novartis, Inc**

TIF Expenditure Amount:	33,997
Rebate Paid To:	Novartis Animal Health US, Inc
Tied To Debt:	Novartis Development Agreement
Tied To Project:	Dev Agree Parcels B & C
Projected Final FY of Rebate:	2021

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Sum of Private Investment Made Within This Urban Renewal Area  
during FY 2016

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## TIF Taxing District Data Collection

Local Government Name:	LYON COUNTY (60)
Urban Renewal Area:	LYON COUNTY NOVARTIS DEV. AGREEMENT URBAN RENEWAL (60013)
TIF Taxing District Name:	CENTENNIAL TWP/WEST LYON SCH/NOVA DEV A&D TIF INCREM
TIF Taxing District Inc. Number:	60113
TIF Taxing District Base Year:	2009
FY TIF Revenue First Received:	2011
Subject to a Statutory end date?	Yes
Fiscal year this TIF Taxing District statutorily ends:	2021

UR Designation	
Slum	No
Blighted	No
Economic Development	10/2009

## TIF Taxing District Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	1,052,332	0	0	0	0	0	1,052,332	0	1,052,332
Taxable	470,414	0	0	0	0	0	470,414	0	470,414
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	383,460	470,414	470,414	0	0

FY 2016 TIF Revenue Received: 9,623

## TIF Taxing District Data Collection

Local Government Name:	LYON COUNTY (60)
Urban Renewal Area:	LYON COUNTY NOVARTIS DEV. AGREEMENT URBAN RENEWAL (60013)
TIF Taxing District Name:	SIOUX TWP/WEST LYON SCH/NOVA DEV B&C TIF INCREM
TIF Taxing District Inc. Number:	60115
TIF Taxing District Base Year:	2009
FY TIF Revenue First Received:	2011
Subject to a Statutory end date?	Yes
Fiscal year this TIF Taxing District statutorily ends:	2021

UR Designation	
Slum	No
Blighted	No
Economic Development	10/2009

## TIF Taxing District Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	216,980	0	0	4,150,920	0	0	4,367,900	0	4,367,900
Taxable	96,994	0	0	3,735,828	0	0	3,832,822	0	3,832,822
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	2,771,709	1,596,191	1,596,191	0	0

FY 2016 TIF Revenue Received: 33,997

## Urban Renewal Area Data Collection

Local Government Name: LYON COUNTY (60)  
 Urban Renewal Area: CASINO COUNTY TIF  
 UR Area Number: 60116

UR Area Creation Date: 11/2011

UR Area Purpose: To stimulate private investment in industrial and commercial development, and to encourage job retention, growth and expansion. To improve county roads and bridges to increase possibilities for economic development. To stimulate private investment in indust and comm development

## Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
SIoux TWP / WEST LYON SCHOOL / CASINO TIF INCREM	60116	60117	21,337,119

## Urban Renewal Area Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	59,840,258	0	0	0	59,840,258	0	59,840,258
Taxable	0	0	53,856,233	0	0	0	53,856,233	0	53,856,233
Homestead Credits									0

**TIF Sp. Rev. Fund Cash Balance as of 07-01-2015:** 0 0 **Amount of 07-01-2015 Cash Balance Restricted for LMI**

TIF Revenue: 421,000  
 TIF Sp. Revenue Fund Interest: 0  
 Property Tax Replacement Claims: 0  
 Asset Sales & Loan Repayments: 0  
**Total Revenue: 421,000**

Rebate Expenditures: 0  
 Non-Rebate Expenditures: 421,000  
 Returned to County Treasurer: 0  
**Total Expenditures: 421,000**

**TIF Sp. Rev. Fund Cash Balance as of 06-30-2016:** 0 0 **Amount of 06-30-2016 Cash Balance Restricted for LMI**

## Projects For CASINO COUNTY TIF

### Culvert/Bridge Projects

Description:	Replacement of culverts/bridges
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	Yes

## Debts/Obligations For CASINO COUNTY TIF

### Culvert/Bridge Project

Debt/Obligation Type:	Internal Loans
Principal:	421,000
Interest:	0
Total:	421,000
Annual Appropriation?:	Yes
Date Incurred:	12/01/2014
FY of Last Payment:	2016

## Non-Rebates For CASINO COUNTY TIF

TIF Expenditure Amount:	421,000
Tied To Debt:	Culvert/Bridge Project
Tied To Project:	Culvert/Bridge Projects

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Sum of Private Investment Made Within This Urban Renewal Area  
during FY 2016



## TIF Taxing District Data Collection

Local Government Name: LYON COUNTY (60)  
 Urban Renewal Area: CASINO COUNTY TIF (60116)  
 TIF Taxing District Name: SIOUX TWP / WEST LYON SCHOOL / CASINO TIF INCREM  
 TIF Taxing District Inc. Number: 60117

TIF Taxing District Base Year: 2010  
 FY TIF Revenue First Received: 2013  
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	11/2031

## TIF Taxing District Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	59,840,258	0	0	0	59,840,258	0	59,840,258
Taxable	0	0	53,856,233	0	0	0	53,856,233	0	53,856,233
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	444,458	53,856,233	21,337,119	32,519,114	659,519

FY 2016 TIF Revenue Received: 421,000